



- 2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360 and NRS 361.400.
- 3) The Taxpayer and the Assessor were given adequate, proper and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law at NRS 241.020. *Record, SBE page 50.*
- 4) The subject property, APN 161-28-517-176 is located on 1.15 acres on the west side of Boulder Highway, 750 feet southeast of the Boulder Highway and Tropicana Avenue intersection in the southeast Las Vegas Valley, Clark County, Nevada. APN 161-28-517-178 is a contiguous parcel of .1 acres used as part of the parking lot. *See Record, SBE pages 21, 34-38; Tr., 7-29-14, p. 54, l. 22 through p. 55, l. 5.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$948,062 be upheld for the 2014-2015 secured roll. *See Record, SBE pages 8 and 48.*
- 6) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board. The State Board found that the sales of similarly situated properties such as convenience stores and bars are not as low as the taxable value per square foot of \$95.62 based on the subject's total building area. The State Board found the Assessor's income approach and market information reasonably supported the taxable value. *See Tr., 7-29-14, p. 58, l. 25 through p. 62, l. 5; p. 63, l. 22 through p. 65, l. 22.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 7-29-14, p. 66, ll. 1-13.*
- 8) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

### **CONCLUSIONS OF LAW**

- 1) The Taxpayer timely filed a notice of appeal, and the State Board accepted jurisdiction to determine this matter.
- 2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board.
- 3) The State Board has the authority to determine the taxable values in the State.
- 4) The subject property is appraised at the proper taxable value as previously determined by the County Board in accordance with NRS 361.227 for the 2014-2015 tax year. The assessed value is 35% of taxable value.
- 5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

## DECISION

The Petition of the Taxpayer is denied based on the above Findings of Fact and Conclusions of Law. The Clark County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS 20<sup>th</sup> DAY OF OCTOBER, 2014.

A handwritten signature in black ink, appearing to read 'C. Nielsen', written over a horizontal line.

Christopher G. Nielsen, Secretary  
CGN/ter